

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 15, 2010



RP 09-25: proposed Replat in Block 124 of Bryan Original Townsite

SIZE AND LOCATION: 0.1914 acres of land located at the northwest corner of North Bryan Avenue and West 21st Street and currently addressed as 600 North Bryan Avenue

LEGAL DESCRIPTION: Lot 1 and the adjoining 22.5 feet of Lot 2 in Block 124 of the Bryan Original Townsite in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant commercial structure

ZONING: Downtown North District (DT-N)

APPLICANT(S): Miguel Flores

AGENT: Carlomagno Surveying, Inc.

STAFF CONTACT: Julie Fulgham, Senior Planner





PROPOSED RESUBDIVISION:

With this replat, the applicant proposing to replat this approximately 8,300 square foot parcel of land in downtown Bryan. The subject property is currently zoned Downtown – Civic District (DT-C) and occupied by a vacant commercial structure. The property is currently described as Lot 1 and the adjoining 22.5 feet of Lot 2 in Block 124 of the Bryan Original Townsite. The proposed replat creates Lot 1-R instead. The subject property has been in this configuration since at least 1941 and the proposed replat will create a lot that matches ownership of the parcel.

The proposed replat involves no new public infrastructure improvements and conforms to all requirements of applicable codes and ordinances.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed replat.